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**COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE**

**DATE:** June 13, 2008

**TO:** Planning Commission

**SUBJECT:** BURRIS WATER TANK; WIRELESS TELECOMMUNICATIONS FACILITY; MAJOR USE PERMIT; P08-001; ER 00-14-036B; VALLE DE ORO COMMUNITY PLANNING AREA (District: 2)

**SUMMARY:**

**Overview**

The project site is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility includes 3 panel antennas and 1 microwave dish antenna façade mounted to an existing 34 foot high water tank. Associated equipment will consist of 1 Compact Metrocell Outdoor (CMO) equipment cabinet, 1 microwave cabinet, 1 Positive Temperature Coefficient (PTC) cabinet, and 1 Global Positioning System (GPS) antenna mounted to the CMO equipment cabinet. The associated equipment will be enclosed by a 6-foot high Concrete Masonry Unit (CMU) wall painted faded olive green to match the existing water tank. The project will occupy 96 square-feet of the 1.07 acre parcel. The project is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and General Plan Land Use Designation (17) Estate Residential. The project site is located at 1697 Burris Drive in the Valle de Oro Community Plan area, within unincorporated San Diego County.

**Recommendation(s)**

**DEPARTMENT OF PLANNING AND LAND USE**

Grant the attached Form of Decision approving Major Use Permit P08-001 that makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance, Noise Ordinance, and State Law (Attachment B).

**Fiscal Impact**

N/A

**Business Impact Statement**

N/A

**SUBJECT:** BURRIS WATER TANK; WIRELESS TELECOMMUNICATIONS FACILITY; MAJOR USE PERMIT; P08-001; ER 00-14-036B; VALLE DE ORO COMMUNITY PLANNING AREA (District: 2)

**Advisory Board Statement**

N/A

**Involved Parties**

Owner: Otay Water District, Danny Kjonagaard

Agent: Franklin Orozco, Cricket Communications

See Ownership Disclosure (Attachment E)

**BACKGROUND:**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The siting of a Wireless Telecommunications Facility on this property is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance, which requires approval of a Major Use Permit. The project proposes to mount 3 panel antennas and 1 microwave dish antenna to an existing 34 foot high water tank. The associated equipment will include 1 CMO equipment cabinet, 1 microwave cabinet, 1 PTC cabinet, and 1 GPS antenna mounted to the CMO equipment cabinet. The equipment will be surrounded by 6 foot high CMU wall painted faded olive green to match the water tank and will be located southeast of the water tank.

The project site is characterized as rural. The subject parcel is 1.07 acres in size and is developed with a 34 foot high water tank and Verizon wireless telecommunications facility. The existing Verizon wireless telecommunications facility is located within the southern portion of the site, while the existing water tank is located on the northern portion of the parcel with access to Burris Drive via a driveway. The surrounding area can be categorized as rural and includes residential land use types.

The project is subject to the Limited Agriculture (A70) zone, which is a rural zone for wireless telecommunications facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. Although the project is located within a non-preferred zone, the site was selected because water tanks are preferred locations. The site is also preferable due to the aesthetic and community character compatibility as identified in the Land Use Analysis (Attachment F).

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular telephone facilities. Therefore, we do not require information from the applicant on potential health effects from EMR associated with the project. Past experience by DPLU when inquiring about health effects from cellular providers have concluded that the amounts of EMR associated with these projects is low and could only cause possible health effects when persons are exposed for long periods of time and at very close distances to the facility. Generally, this information is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

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**PROJECT ISSUES:**

No project issues have been identified. For a complete discussion of the project, see the Land Use Analysis, Attachment F.

**WAIVERS AND EXCEPTIONS:**

No waivers or exceptions are required as part of Major Use Permit P08-001 approval.

**ENVIRONMENTAL STATUS:**

Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the construction of Small, New Equipment and Facilities in Small Structures. A Notice of Exemption dated May 27, 2008, is on file at the Department of Planning and Land Use as Environmental Review Number 00-14-036B. See Attachment C for the environmental documentation.

**PREVIOUS ACTIONS:**

1. ZAP 00-080W1; Verizon Wireless Granite Hills Telecommunications Facility was approved by the Zoning Administrator for the installation of a back-up generator on July 10, 2007.
2. ZAP 00-080; Granite Hills/Otay Water District was approved by the Zoning Administrator for a Wireless Telecommunications Facility on January 23, 2001.

**ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:**

N/A

**PUBLIC INPUT:**

On January 15, 2008, the Valle De Oro Community Planning Group voted Ayes - 9 Noes - 0 Abstained - 0 (9-0-0) to recommend approval subject to the following conditions:

1. The equipment enclosure shall be painted to match the existing water tank.
2. To provide written assurance from Verizon and Cingular that Cricket's panel antennas and their locations will not create detrimental RF interference. See Attachment D for the Planning Group Minutes.

**DEPARTMENT REASONS FOR RECOMMENDATION:**

1. The project, as proposed, is consistent with the General Plan Land Use Designation - (17) Estate Residential because civic uses are allowed if they support the local population.
2. The project, as proposed, is consistent with the Valle De Oro Community Plan because it does not interfere either functionally or visually with adjacent land uses.
3. The project, as proposed, is consistent with the A70 (Limited Agriculture) Use Regulation that allows Wireless Telecommunications Facilities pursuant to Sections 6985 and 6986 of the Zoning Ordinance with the granting of a Major Use Permit.

**SUBJECT:** BURRIS WATER TANK; WIRELESS TELECOMMUNICATIONS FACILITY; MAJOR USE PERMIT; P08-001; ER 00-14-036B; VALLE DE ORO COMMUNITY PLANNING AREA (District: 2)

4. The project, as proposed, complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures). A Notice of Exemption dated May 27, 2008, is on file with the Department of Planning and Land Use as Environmental Review No. 00-14-036B.
5. The Major Use Permit, as proposed, complies with all of the required findings of the Zoning Ordinance as described and incorporated in the attached Form of Decision, Attachment.

cc: Otay Water District, Attn: Danny Kjonsgaard, 2554 Sweetwater Spring Blvd., Spring Valley, CA 91977  
Cricket Communications, Attn: Franklin Orozco, 4031 Sorrento Valley Blvd., San Diego, CA 92121  
Booth & Suarez, Attn: R. Williams, P.O. Box 4651, Carlsbad, CA 92018  
Valle De Oro Community Planning Group  
Richard Lantis, DPW Project Manager, Department of Public Works, M.S. 0336  
Alyssa Maxson, Planning Manager, Department of Planning and Land Use, M.S. 0650  
Lisa Robles, Case Closure, Department of Planning and Land Use, M.S. 0650  
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. 0650

**ATTACHMENTS:**

Attachment A – Planning Documentation  
Attachment B – Form of Decision Approving (P08-001)  
Attachment C – Environmental Documentation  
Attachment D – Public Documentation  
Attachment E – Ownership Disclosure  
Attachment F – Land Use Analysis



**SUBJECT:** BURRIS WATER TANK; WIRELESS TELECOMMUNICATIONS FACILITY; MAJOR USE PERMIT; P08-001; ER 00-14-036B; VALLE DE ORO COMMUNITY PLANNING AREA (District: 2)

**CONTACT PERSON:**

Marcus Lubich

Name

858-694-8847

Phone

858-694-3373

Fax

0650

Mail Station

Marcus.lubich@sdcounty.ca.gov.

E-mail

**AUTHORIZED REPRESENTATIVE:**

 **ERIC GIBSON, INTERIM DIRECTOR**

# Attachment A

## Planning Documentation

# 8 - 7

## ADDITIONAL INFORMATION CASE SHEET

### APPLICATION

Meeting Date: June 13, 2008

Type: Major Use Permit	Case No. P08-001
Owner/Applicant: Otay Water District, Danny Kjonagaard	ENVIRONMENTAL STATUS: Exempt from CEQA, Section 15303, New Construction or Conversion of Small Structures
Agent: Cricket Communications, Franklin Orozco	
Project Manager: Marcus Lubich	Analyst: N/A
Account No. 07-0088944	Log No. 00-14-036B

### SITE/PROJECT DESCRIPTION

Community: Valle De Oro	Location: 1697 Burris Drive, El Cajon, CA 92109 APN: 517-282-09-00	Thomas Bros.: 1272 D/2
<p>Project: This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility will include three panel antennas and one microwave dish antenna mounted to an existing 34 foot high water tank. Associated equipment will consist of one CMO equipment cabinet, one microwave cabinet, one PTC cabinet, and one GPS antenna mounted to the CMO equipment cabinet. The equipment will be enclosed by a 6-foot tall Concrete Masonry Unit block wall. The project will occupy approximately 96 square feet of the 1.07 acre parcel.</p> <p>Site: The site is developed with an average slope of less than 25 percent. The project is located on a parcel that is developed with a 34 foot high water tank and Verizon wireless telecommunication facility. The project will be located on the southern portion of the property. The area in which the project will be located is rural in nature.</p>		
<b>SURROUNDING LAND USES &amp; ZONING:</b> <u>North:</u> A70, RR1, RR.25, RV2  Residential, Vacant Land	<u>South:</u> A70, RR, S80  Residential, Vacant Land	<u>East:</u> A70, A72  Residential, Vacant Land
		<u>West:</u> RR2  Residential

### PROJECT STATISTICS

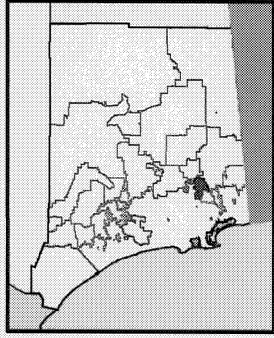
Total Area: 96 square feet	Proposed Density: N/A
Lot Size: 1.07	Number of Lots/Units: N/A
<b>DISTRICT</b>	<b>NEAREST FACILITY    SERVICE LETTER AVAILABILITY</b>
Sanitation: N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water: N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Fire: FP-2 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Elementary School: N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
High School: N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other: N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Sphere of Influence: N/A	

### GENERAL PLAN

### ZONING

Community/Subregion: Valle De Oro Designation/Density: (17) Estate Residential: 1 du/ 2, 4 acres  Regional Category: Estate Development Area (EDA) Project/Plan Conformance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Existing: A70, Limited Agriculture Proposed: N/A  Minimum Lot Size: 20 acres Maximum Density: .5 Project/Zone Consistency: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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# Burris Water Tank Wireless Telecommunications Facility APN: 517-282-09 Vicinity Map



1:3,500,000

## Legend

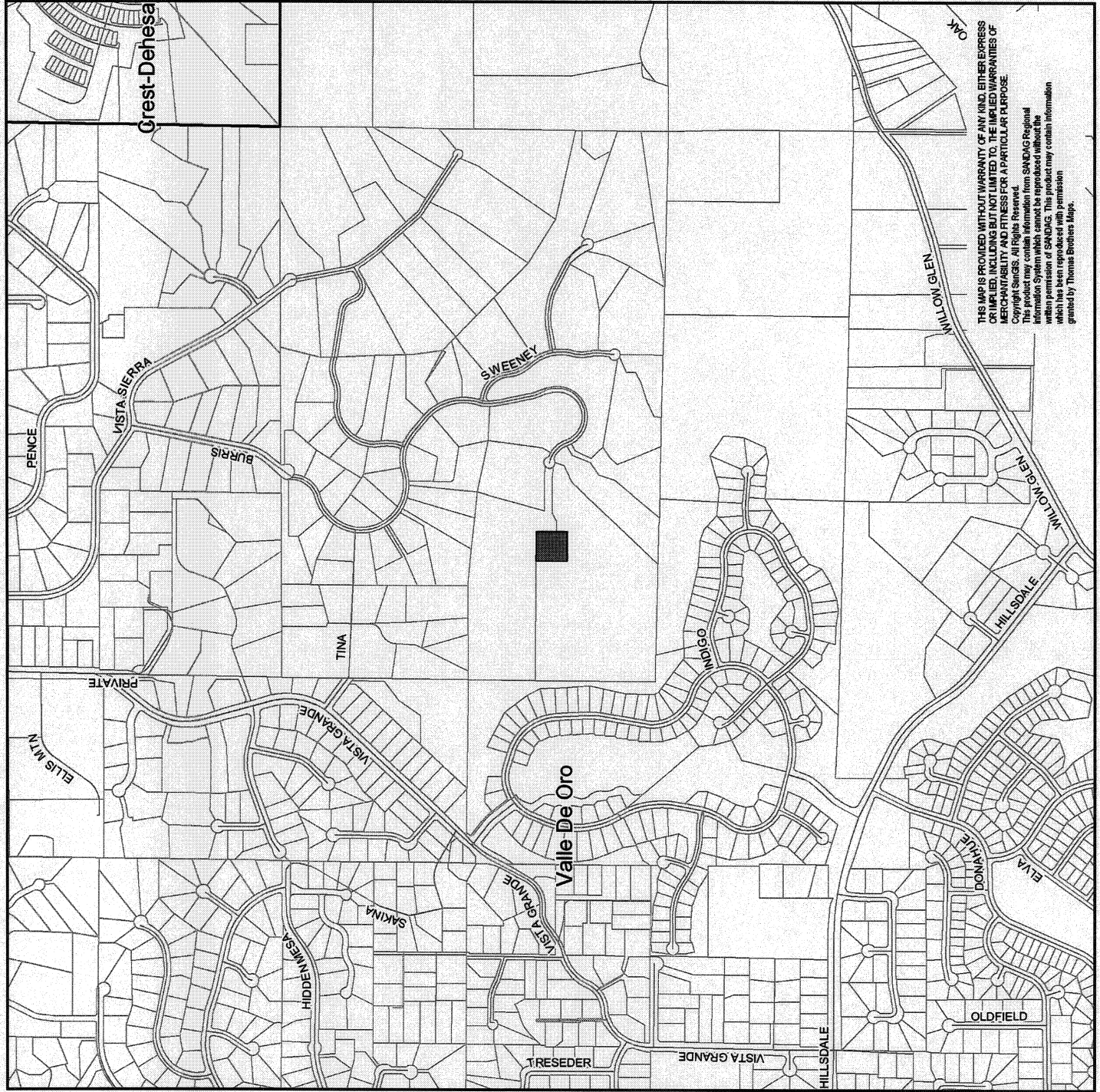
- Site
- Community Planning Area
- Parcels
- Freeways
- Major Highways
- Roads



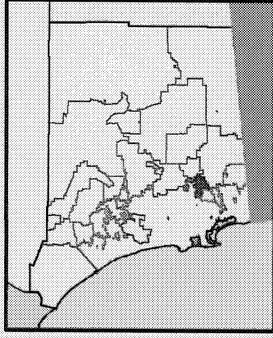
0 500 1,000  
Feet



Date: 5/23/2008  
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# Burris Water Tank Wireless Telecommunications Facility APN: 517-282-09 General Plan Map



1:3,500,000

## Legend



Site



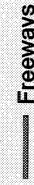
GenPlan



Community Planning Area



Parcels



Freeways



Major Highways



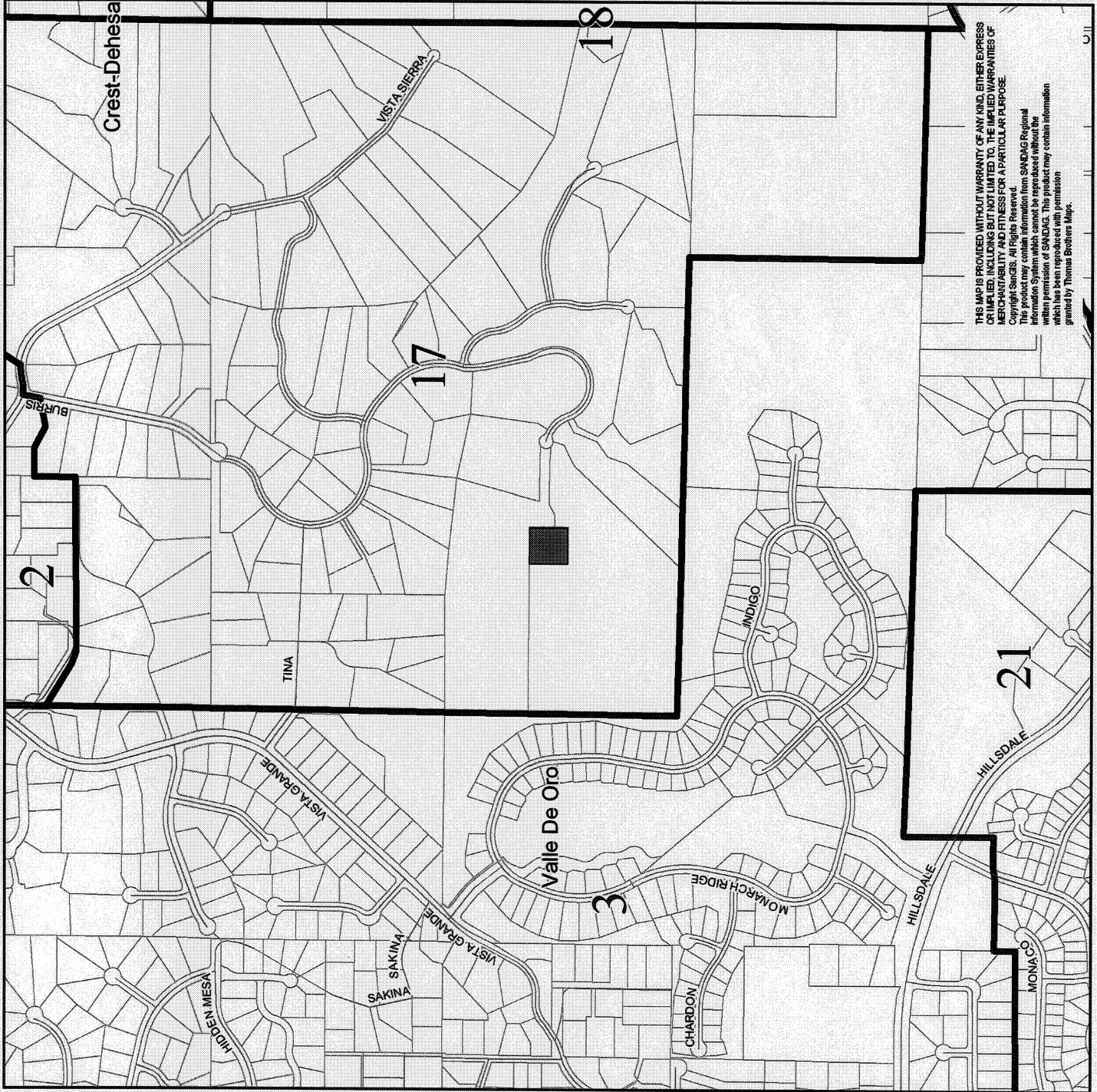
Roads

## General Plan Descriptions:

- 2 - RESIDENTIAL 1 DU/ACRE
- 3 - RESIDENTIAL 2 DU/ACRE
- 17 - ESTATE RESIDENTIAL 1 DU/2.4 ACRES
- 18 - MULTIPLE RURAL USE 1 DU/4.8, 20 ACRES
- 21 - SPECIFIC PLAN AREA



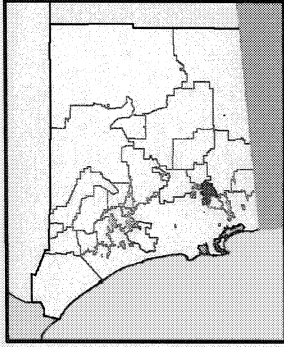
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**Burris Water Tank  
Wireless  
Telecommunications  
Facility**  
APN: 517-282-09  
**Zoning Map**



1:3,500,000

**Legend**

- Site
- Zoning
- Freeways
- Major Highways
- Roads
- Community Planning Area
- Parcels

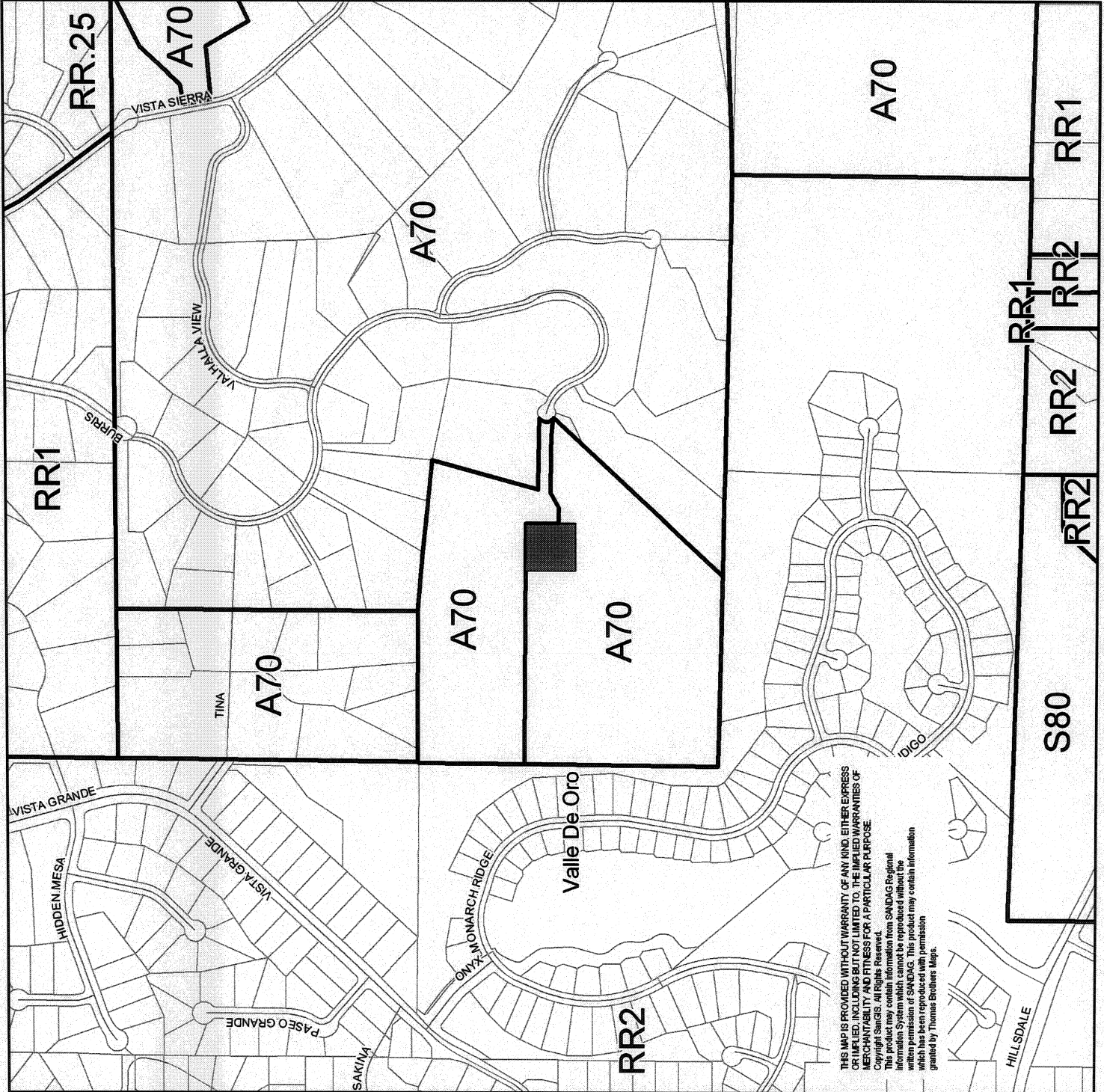
**Zoning Descriptions:**  
A70 - LIMITED AGRICULTURE  
RR 25 - RURAL RESIDENTIAL  
RR1 - RURAL RESIDENTIAL  
RR2 - RURAL RESIDENTIAL  
S80 - OPEN SPACE



0 250 500  
Feet

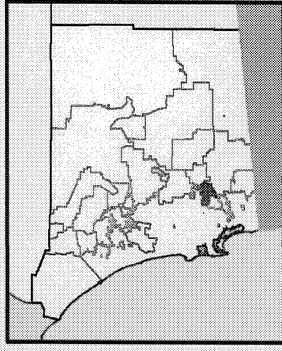


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# Burris Water Tank Wireless Telecommunications Facility APN: 517-282-09 Aerial Map



1:3,500,000

## Legend



Site



Community Planning Area



Parcels



Freeways



Major Highways



Roads

Aerial Photo - Flown 2006



012350



Feet



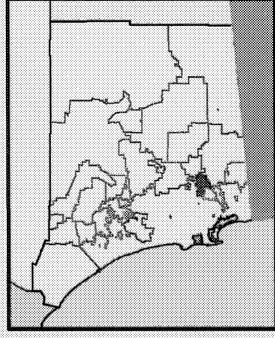
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**Burris Water Tank  
Wireless  
Telecommunications  
Facility**  
APN: 517-282-09  
**Cell Sites Map**



1:3,500,000

**Legend**

Cell Sites

2 Mile Buffer Zone

Site

Community Planning Area

Freeways

Major Highways

Roads

Aerial Photo - Flown 2006



0 2,500 5,000  
Feet



Date: 5/23/2008  
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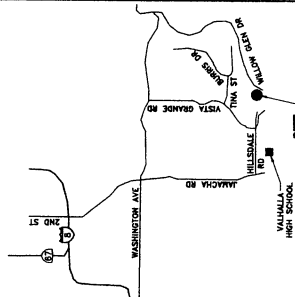


# cricket®

BURRIS TANK  
1697 BURRIS DRIVE  
EL CAJON, CA 92019  
SAN-532-B

RECEIVED  
FEB 25 2008  
DEPARTMENT OF PLANNING  
AND LAND USE

## VICINITY MAP



THOMAS GUIDE PAGE: 1272, D1  
ADDRESS:  
1697 BURRIS DRIVE  
EL CAJON, CA 92019  
COORDINATES (NAD 83):  
LATITUDE: 32° 44' 51.67" NORTH  
LONGITUDE: 116° 54' 11.48" WEST

## ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNIMPROVED WIRELESS SITE.  
TELECOMMUNICATIONS FACILITY AND, ACCORDING TO  
FEDERAL COMMUNICATIONS COMMISSION (FCC) RULES,  
ARCHITECT IS EXEMPT FROM DISABILITY ACCESS REQUIREMENTS.

## CONSULTANT TEAM

ARCHITECT:  
WILLIAM BOOTH & ROBERT SUAREZ  
ARCHITECTS & PLANNING  
P.O. BOX 486  
CARLSBAD, CA 92018  
(760) 434-8474  
(760) 434-8888 (fax)

ELECTRICAL CONSULTANT:  
WALTER B. CAMP ELECTRICAL ENGINEER, PE  
8211 STATION VILLAGE LANE #1202  
SAN DIEGO, CA 92108  
(619) 544-3444

PLANNING:  
HORNBLISS ASSOCIATES, INC.  
4031 SORRENTO VALLEY BOULEVARD  
SAN DIEGO, CA 92121  
10000 LA JOLLA VILLAGE DRIVE  
(619) 652-2888

## PROJECT SUMMARY

APPLICANT: CRICKET COMMUNICATIONS  
4031 SORRENTO VALLEY BOULEVARD  
SAN DIEGO, CA 92121  
CONTACT: DAVID PETERMAN  
(619) 334-3300

OWNER: CITY WATER DISTRICT  
2544 SWEETWATER SPRINGS BLVD  
SPRING VALLEY, CA 91777  
SITE CONTACT: DAN KONGSOMMAD  
(619) 875-3288

PROJECT DESCRIPTION:  
● INSTALLATION OF THREE (3) TELECOMMUNICATIONS CABINETS, ONE (1) CUPB ON A CONCRETE SLAB ON GRADE INSIDE RUMP TRUCK  
● INSTALLATION OF THREE (3) ANTENNA SYSTEMS, OF ONE ANTENNA EACH (TOTAL OF 3 ANTENNAS), ANTENNA PALADE MOUNTED TO WATER TANK.  
● INSTALLATION OF NEW TELCO SERVICE FROM EXISTING ON-SITE TELCO SERVICE TO WATER TANK.  
● INSTALLATION OF UNDERWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED TO WATER TANK.  
● INSTALLATION OF NEW 100 AMP ELECTRICAL SERVICE FROM NEW MULTI-METER UTILITY RACK

LEGAL DESCRIPTION: SEE SHEET "A-0"

PROJECT ADDRESS: 1697 BURRIS DRIVE  
EL CAJON, CA 92019

ASSESSORS PARCEL NUMBER: 817-382-08-00

EXISTING ZONING: A-70

EXISTING SITE AREA: 44,820 SQ. FT.  
= 1.02 ACRES

EXISTING PROPERTY OCCUPANCY: WATER TANK

PROPOSED PROJECT AREA: 60 SQ. FT.

PROPOSED OCCUPANCY: NONE

TELECOMMUNICATION FACILITIES: EXISTING EQUIPMENT  
THERE IS ONE EXISTING VERIZON TELECOMMUNICATION FACILITY ON SITE.

## SHEET SCHEDULE

T-1 TITLE SHEET AND PROJECT DATA  
A-0 SITE PLAN AND LEGAL DESCRIPTION  
A-1 SITE EQUIPMENT PLAN & EQUIPMENT ELEVATION  
A-2 ENLARGED ANTENNA PLAN  
A-3 EXTERIOR ELEVATIONS  
A-4 EXTERIOR ELEVATIONS  
A-5 ANTENNA DETAILS

## SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE DRAWING SCALES. THE DRAWING SCALES ARE IN A 24" X 36" FORMAT. IF THE DRAWING SET IS NOT 24" X 36", THIS SET IS NOT TO SCALE.

## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, 2001 EDITION  
CALIFORNIA MECHANICAL CODE, 2001 EDITION  
CALIFORNIA ELECTRICAL CODE, 2001 EDITION  
UNLESS INDICATED OTHERWISE, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

CASE # P08-001

PREPARED FOR

cricket®

4031 SORRENTO VALLEY BOULEVARD  
SAN DIEGO, CA 92121

## APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

## PROJECT NAME

BURRIS TANK

PROJECT NUMBER

SAN-532-B  
1697 BURRIS DRIVE  
EL CAJON, CA 92019  
SAN DIEGO COUNTY

## DRAWING DATES

08/16/07	DATE	(a)
10/12/07	DATE	(a)
11/02/07	DATE	(a)
11/02/07	DATE	(a)
11/02/07	DATE	(a)
02/05/08	DATE	(a)

## SHEET TITLE

TITLE SHEET

PROJECTS\010404\SAN-532B\A\SAN-532B-T1.dwg

T-1

APPROVALS	
R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
CIRCULAR APPROVAL	DATE
LANDSCAPE APPROVAL	DATE

PROJECT NAME  
**BURRIS TANK**  
PROJECT NUMBER  
**SAN-532-B**  
1697 BURRIS DRIVE  
EL CAJON, CA 92019  
SAN DIEGO COUNTY

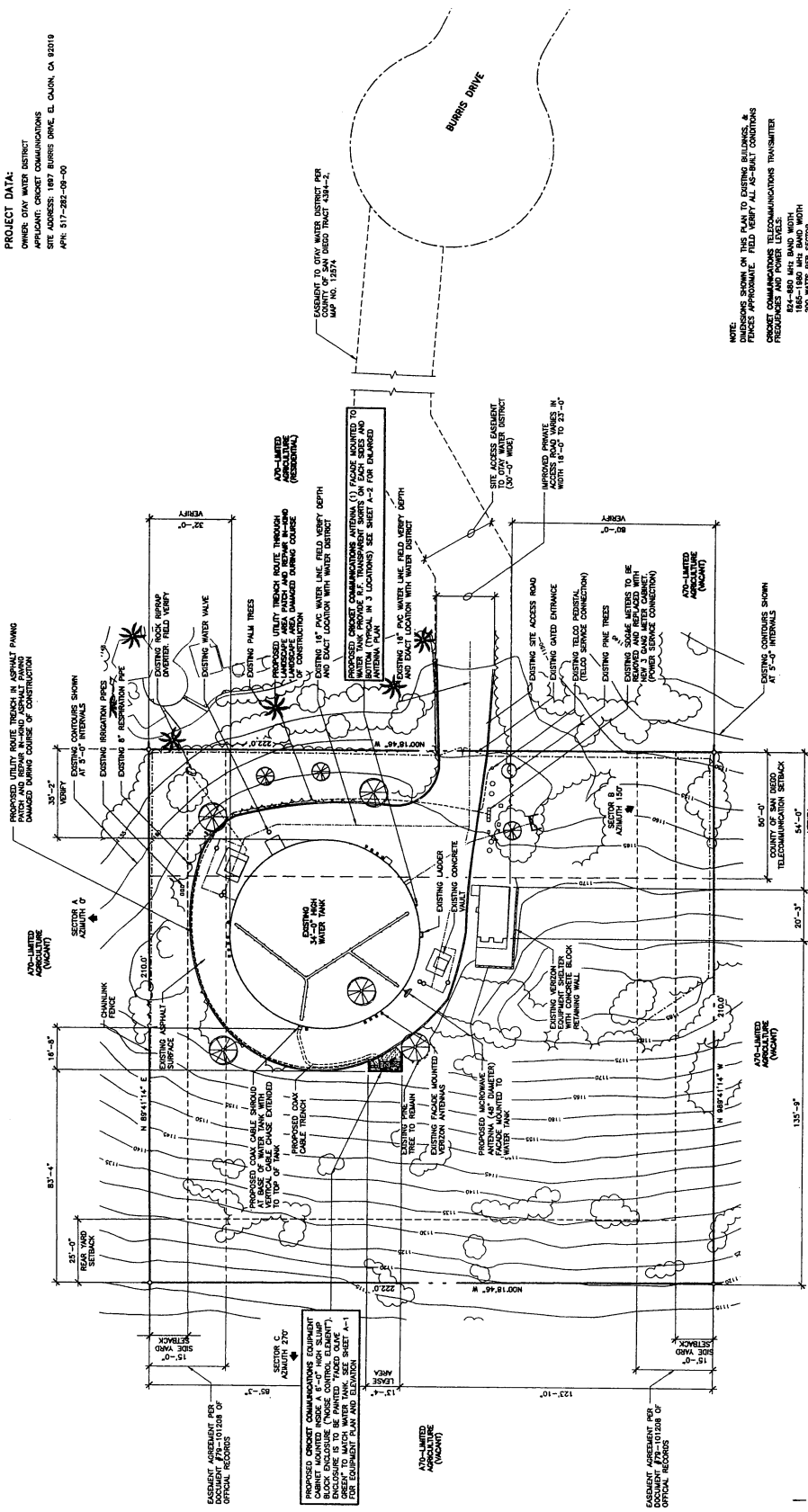
**8 - 14**

DRAWING DATES	
08/13/97	PRELIM 2D REVIEW (a)
10/12/97	REVISED 2D (a)
11/21/97	PLANNING SUBMITTAL (a)
02/09/98	REVISED 2D (a)

SHEET TITLE  
**SITE PLAN & GENERAL SPECIFICATIONS**

PROJECTOR (P) SAN-532B(A) SAN-532B(A).dwg  
**A-0**

PROJECT DATA:  
OWNER: CITY WATER DISTRICT  
APPLICANT: CRICKET COMMUNICATIONS  
SITE ADDRESS: 1697 BURRIS DRIVE, EL CAJON, CA 92019  
APR 97-282-09-00



**SITE PLAN**  
SCALE 1" = 40'

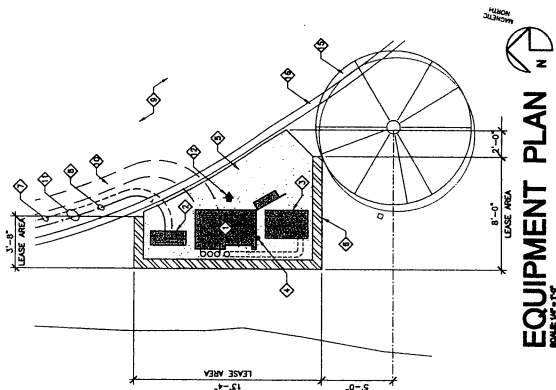
NOTE:  
EASEMENTS SHOWN ON THIS PLAN TO EXISTING BUILDINGS, & UTILITIES ARE APPROXIMATE. THEY VARY BY 1' TO 2' FROM THE EXISTING RECORD MAPS AND FIELD SURVEY. THE EXISTING RECORD MAPS AND FIELD SURVEY ARE THE BASIS FOR THE EASEMENTS SHOWN ON THIS PLAN. THE EXISTING RECORD MAPS AND FIELD SURVEY ARE THE BASIS FOR THE EASEMENTS SHOWN ON THIS PLAN. THE EXISTING RECORD MAPS AND FIELD SURVEY ARE THE BASIS FOR THE EASEMENTS SHOWN ON THIS PLAN.

EXISTING RECORD MAPS REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PLAT MAPS & TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

EXISTING RECORD MAPS REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PLAT MAPS & TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

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- KEYED NOTES:**
- ① PROPOSED CONCRETE COMMUNICATIONS CABINET EQUIPMENT CABINET. 32" WIDE, 36" DEEP X 55" HIGH. WEIGHING 2800 LBS.
  - ② PROPOSED CONCRETE COMMUNICATIONS CABINET EQUIPMENT CABINET. 32" WIDE, 36" DEEP X 55" HIGH. WEIGHING 2800 LBS.
  - ③ PROPOSED PTC CABINET WITH 24" W/ 36" SUB-PANES AND TELLO BACKGROUND.
  - ④ PROPOSED MICROWAVE CABINET (24" W/ 36" X 48" HIGH)
  - ⑤ PROPOSED GPS ANTENNA MOUNTED TO EQUIPMENT CABINET
  - ⑥ PROPOSED POURED-IN-PLACE CONCRETE PAD ON GRADE
  - ⑦ PROPOSED 8" W/ 16" X 6'-0" HIGH SLAB BLOCK ENCLOSURE
  - ⑧ EXISTING 8" W/ 16" X 6'-0" HIGH SLAB BLOCK ENCLOSURE. THIS BLOCK ENCLSY TO MATCH EXISTING
  - ⑨ PROPOSED UNDERGROUND POWER CONDUIT.
  - ⑩ PROPOSED UNDERGROUND TELLO CONDUIT.
  - ⑪ EXISTING ASPHALT PAVING AREA.
  - ⑫ PROPOSED ASPHALT CONDUIT TRENCH
  - ⑬ PROPOSED CEMENT UTILITY TRENCH PATCH & REPAIR IN-HAND PAVING AREA DURING COURSE OF CONSTRUCTION
  - ⑭ ASPHALT CONCRETE PAD (1% MINIMUM)
  - ⑮ EXISTING DRAINAGE
  - ⑯ POUR CONCRETE AND FLUSH WITH EXISTING ASPHALT CURB.
  - ⑰ EXISTING ASPHALT CURB. REPAIR IN-HAND WHERE DAMAGED DURING COURSE OF CONSTRUCTION

PREPARED FOR

**cricket**

4031 SORRENTO VALLEY BOULEVARD  
SAN DIEGO, CA 92121

APPROVALS

DATE	DATE	DATE	DATE	DATE
R.F.	DATE	DATE	DATE	DATE
CONSTRUCTION	DATE	DATE	DATE	DATE
SITE ACQUISITION	DATE	DATE	DATE	DATE
CIRCULAR APPROVAL	DATE	DATE	DATE	DATE
UNLAWFUL APPROVAL	DATE	DATE	DATE	DATE

PROJECT NAME

**BURRIS TANK**

**SAN-532-B**

1897 BURRIS DRIVE  
EL CAJON, CA 92019  
SAN DIEGO COUNTY

DRAWING DATES

08/15/07	PRELIM TO REVIEW (a)
10/15/07	REVISED 2D (a)
11/15/07	REVISED 2D (a)
02/08/08	REVISED 2D (a)

SHEET TITLE

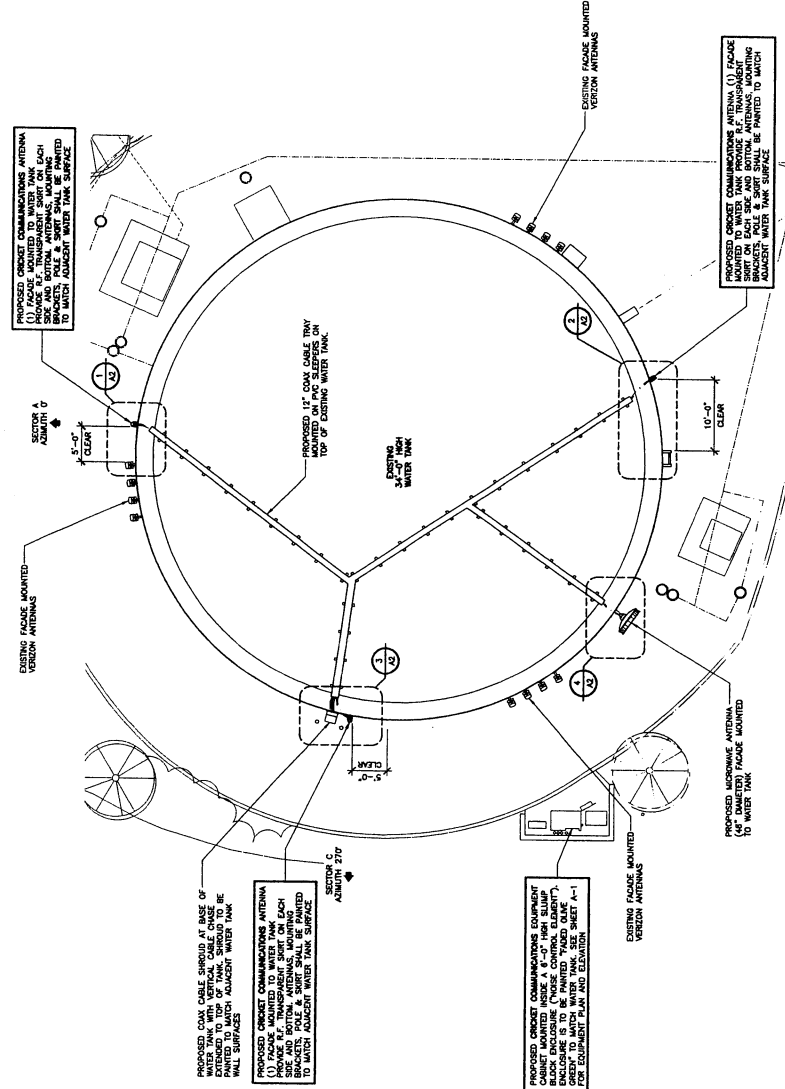
**ENLARGED  
ANTENNA PLAN**

PROJECTS \client\A\SAN-532-B\A\SAN-532-B.dwg

**A-2**

SECTION	DIRECTION	ANTENNA MODEL NUMBER	HEIGHT	NUMBER OF ELEMENTS	COAX SIZE
A1	NORTH	2	150' HIGHER THAN EXISTING	0	3"-5"
B1	SOUTH	157	150' HIGHER THAN EXISTING	0	3"-5"
C1	WEST	277	150' HIGHER THAN EXISTING	0	3"-5"

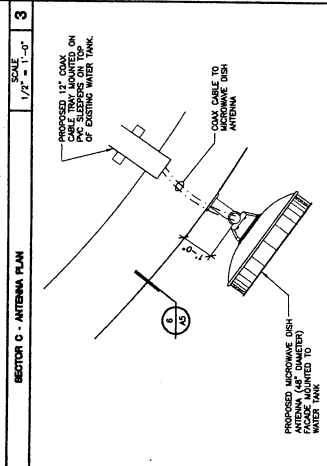
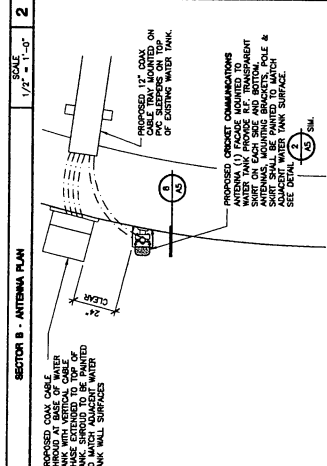
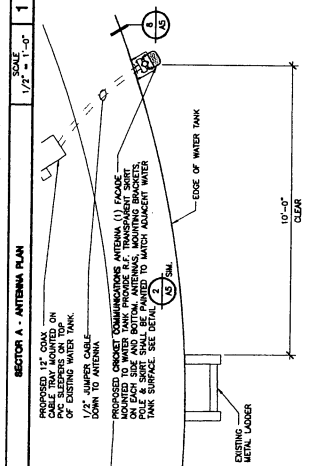
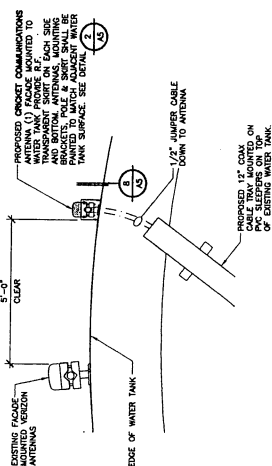
- NOTES:
- FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE
  - VERIFY ALL CABLES ARE PROTECTED FROM DAMAGE BY EXISTING OBSTACLES AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT
  - VERIFY MODEL NUMBER OF ANTENNA WITH CRICKET COMMUNICATIONS.



- NOTES:
- THE LOCATION OF ANTENNA'S SHALL BE A MINIMUM OF 10 FEET CLEAR FROM EXISTING LADDER OR ANY APPROPRIATE THAT CITY PERSONNEL WOULD BE REQUIRED TO USE OR MAINTAIN IN
  - ROOF MOUNTED COAX CABLE TRAYS SHALL BE LOCATED IN A WAY THAT THERE IS A MINIMUM 10" (CLEAR) SEPARATION FROM THE TANK ROOF ACCESS/VENTS ON ALL SIDES.
  - UNDER NO CIRCUMSTANCES WILL DRILLING OR WELDING BE ALLOWED ON EXISTING FACILITIES
  - PAINT CONTENT ON TANKS MAY BE HAZARDOUS. THE DISTRICT WILL PROVIDE A COATING DATA SHEET. IF REQUIRED, OLD MATERIAL SHALL BE HANDLED AND DISPOSED OF PER CALIFORNIA REGULATIONS. THE DISTRICT WILL PROVIDE A COATING DATA SHEET. IF REQUIRED, OLD MATERIAL SHALL BE HANDLED AND DISPOSED OF PER CALIFORNIA REGULATIONS. THE DISTRICT WILL PROVIDE A COATING DATA SHEET. IF REQUIRED, OLD MATERIAL SHALL BE HANDLED AND DISPOSED OF PER CALIFORNIA REGULATIONS.

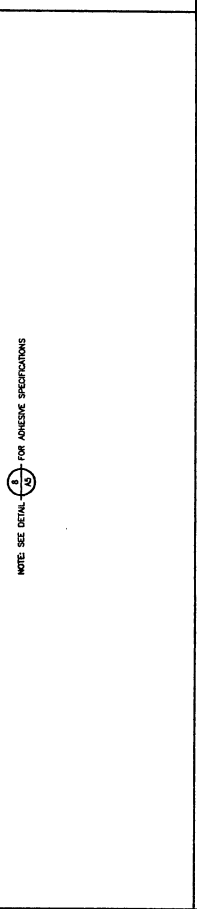


**ENLARGED ANTENNA PLAN**  
SCALE 1/2" = 1'-0"



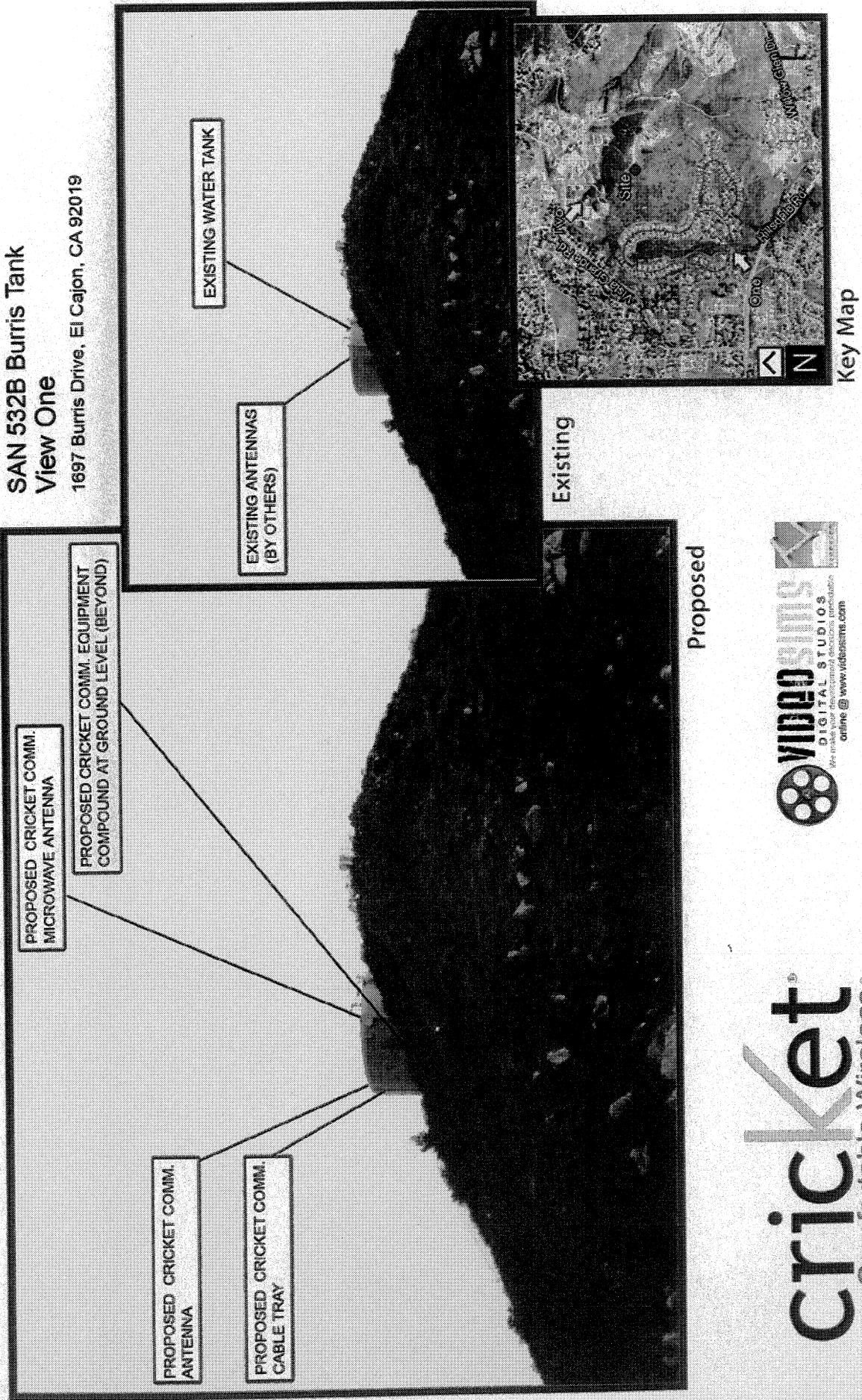
PROPOSED CRICKET COMMUNICATIONS ANTENNA (1) FACADE MOUNTED TO WATER TANK PROVIDE R.F. TRANSPARENT SKIRT ON EACH SIDE AND BOTTOM, ANTENNAS, MOUNTING BRACKETS, POLE & SKIRT SHALL BE PAINTED TO MATCH ADJACENT WATER TANK SURFACE

10



# SAN 532B Burris Tank View One

1697 Burris Drive, El Cajon, CA 92019



**cricket**  
Comfortable Wireless®

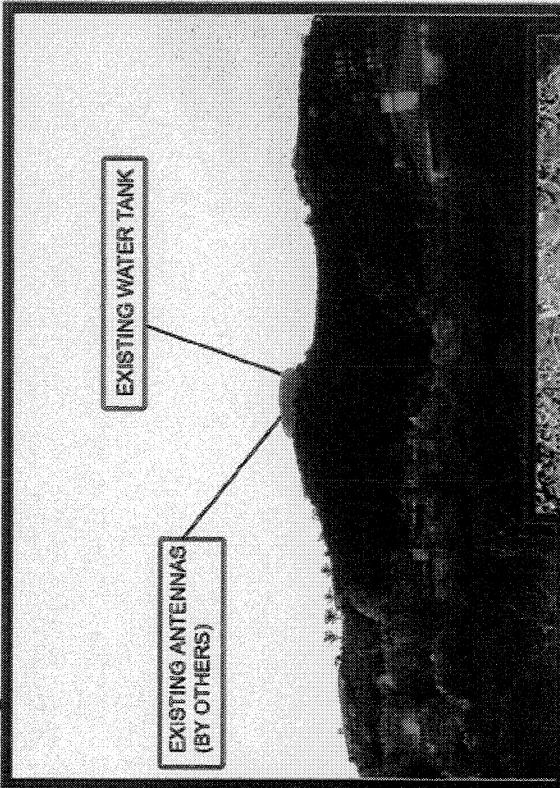
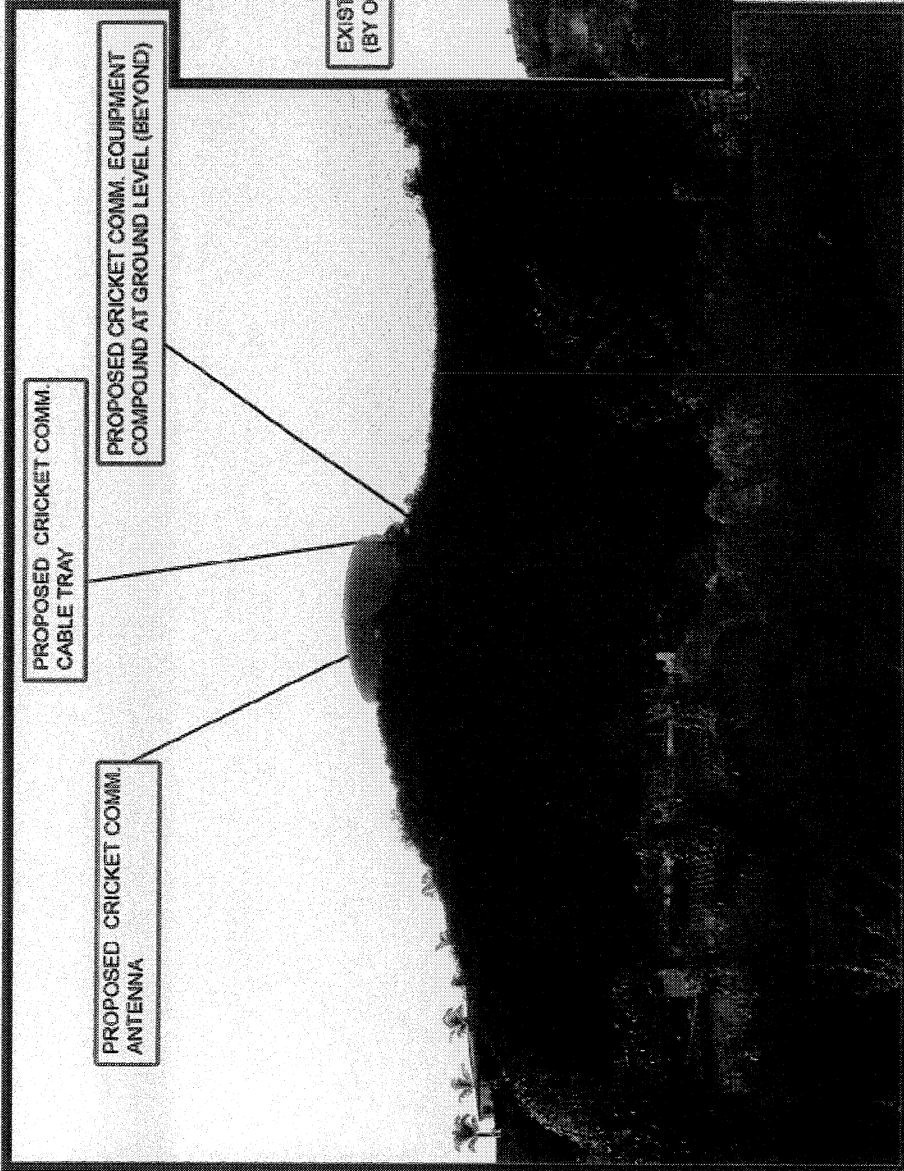


SDC DPLU RCVD 11-29-07  
P 08-001



# **SAN 532B Burris Tank** **View Two**

1697 Burris Drive, El Cajon, CA 92019

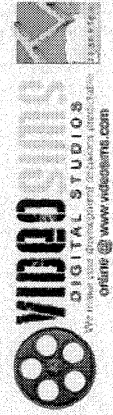


Existing



Proposed

**cricket**  
 Comfortable Wireless<sup>SM</sup>



online @ [www.videostudio.com](http://www.videostudio.com)

# Attachment B

## Form of Decision

SAN DIEGO COUNTY PLANNING COMMISSION

5201 Ruffin Road

San Diego, CA 92123

June 13, 2008

Decision of the Planning Commission  
On the Application of Major Use Permit  
Number P08-001

GRANT, as per plot plan and elevations dated February 25, 2008, consisting of seven sheets and approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunications facility. The facility includes three panel antennas and one microwave dish antenna mounted to an existing 34 foot high water tank; associated equipment will consist of one CMO equipment cabinet, one microwave cabinet, one PTC cabinet, and one GPS antenna mounted to the CMO equipment cabinet. The equipment will be enclosed by a 6-foot high Concrete Masonry Unit (CMU) wall painted faded olive green to match the existing water tank. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A70 (Limited Agriculture), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

CONDITIONS

The following conditions are imposed with the granting of this Major Use Permit:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
  2. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs

in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

3. Demonstrate compliance with conditions of the San Miguel Consolidated Fire Protection District.
  4. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that "Prior to Use or Occupancy" condition B-1 of this Major Use Permit has been printed on a separate sheet of all building plans associated with this Major Use Permit: [DPLU, FEE]
    - a. The condition shall be printed on a separate sheet of the building plans.
    - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
  5. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A-1 through A-3 have been complied with to that Department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Provide photographic evidence to the satisfaction of the Director of Planning and Land Use that the antennas mounted to the water tank and the equipment enclosure has been painted faded olive green with a non-reflective finished surface to match the water tank.
- C. The following conditions shall apply during the term of the Major Use Permit:
1. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

2. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
3. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
4. The parking areas and driveways shall be well maintained.
5. The antennas mounted to the water tank and the equipment enclosure shall be maintained to be painted faded olive green with a non-reflective finished surface to match the water tank.
6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with Major Use Permit P 08-001 (Attachment B), for the duration of the facility's operation.
8. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
9. All wireless telecommunications sites shall be kept clean and free of litter.
10. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
11. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.
12. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
13. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.

14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
15. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
16. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
17. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
18. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
19. The project shall conform to the approved plot plans. Failure to conform to the approved plot plans; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
20. **DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

- D. This Major Use Permit shall expire on June 13, 2010 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

**FINDINGS:**

**CEQA FINDINGS**

It is hereby found that the proposed project is exempt from the California Environmental Quality Act as specified under Section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated June 13, 2008, on file with DPLU as Environmental Review Number 00-14-036B.

**MSCP FINDINGS**

The proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance for the reasons detailed in the Conformance with the MSCP Subarea Plan Findings dated May 13, 2008, on file with DPLU as Environmental Review Number 00-14-036B.

**STORMWATER FINDINGS**

It is hereby found that the project proposed by the applicant has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

**RESOURCE PROTECTION ORDINANCE FINDINGS**

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The project is a Major Use Permit for the construction and operation of an unmanned wireless telecommunications facility that will consist of three panel antennas and one microwave dish antenna façade mounted to an existing 34 foot high water tank. Associated equipment includes one CMO equipment cabinet, one microwave cabinet, one PTC cabinet, and one GPS antenna mounted to the CMO equipment cabinet. The associated equipment will be enclosed on three sides by a 6-foot high Concrete Masonry Unit (CMU) wall painted faded olive green to match the existing water tank. The equipment shelter will be located directly south of the water tank. The facility will be located approximately 83 feet 4 inches from the eastern property line.

The project site is 1.07 acres in size and developed with a 34 foot high water tank and Verizon wireless telecommunications facility. The area in which the project site is located can be categorized as rural in nature. The project is compatible with the surrounding area which is comprised of residential land uses because the project, as designed is masked, and will blend into the project site with minimal effects to the surrounding area.

**Scale and Bulk:**

The subject parcel is developed with a 34 foot high water tank and Verizon wireless telecommunications facility. The proposed unmanned wireless telecommunications facility includes an existing 34 foot high water tank which is consistent with subject property's "G" Height Designator. The project also includes a 6-foot CMU wall which is consistent with the height requirements of the Wireless Telecommunications Ordinance.

Photo simulations on file with Major Use Permit P08-001 (Attachment A) illustrate that the proposed wireless telecommunications facility and associated equipment are unobtrusive to the surrounding viewshed. The



view from the surrounding area will be minimized because the antennas and equipment shelter are designed to be masked (painted faded olive green to match water tank) and will blend into the surrounding vegetation and topography. The equipment cabinets will be surrounded by a 6 foot tall CMU block wall that will screen the equipment from view. Residential land uses surround the project site. The project is compatible with adjacent uses in terms of scale and bulk because of the masked design, the existence of other vertical elements (water tank), and the location of the facility on top of a hill. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or to the surrounding area.

Coverage:

The subject parcel is 1.07 acres in size. Surrounding land uses consist of residential land uses with parcel sizes ranging from approximately 1 acre to over 23.29 acres in size. The project is located on a parcel that is developed with a 34 foot high water tank and Verizon wireless telecommunications facility. The lease area for this unmanned wireless telecommunications facility will total 96 square-feet. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the existing structures. As such, the addition of the telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, the size of the existing structures on the property, and the coverage characteristics of surrounding properties, the addition of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density: The project is a Major Use Permit for the authorization of a telecommunications facility and does not have a residential component subject to density.

2. The availability of public facilities, services, and utilities

The project is located within the San Miguel Fire Protection District. The San Miguel Fire Protection District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

3. The harmful effect, if any, upon desirable neighborhood character

The project is a Major Use Permit for the authorization of a wireless telecommunications facility. The facility will include of three panel antennas and one microwave dish antenna façade mounted to an existing 34 foot high water tank and associated equipment that will be enclosed on three sides by a 6-foot high Concrete Masonry Unit (CMU) wall painted faded olive green to match the existing water tank. The project site is located within a neighborhood that is predominately developed with residential land uses surrounding the project site.

The project will not adversely affect the desirable neighborhood character because the project proposes a wireless telecommunications facility that is designed to be masked and the equipment shelter will be located within a CMU enclosure to conceal it from the surrounding properties. Photo simulations on file with Major Use Permit P08-001 (Attachment A) illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing water tank and surrounding vegetation. The photo simulations demonstrate that the project is visually unobtrusive to the surrounding viewshed. The addition of the proposed wireless telecommunications facility will not have a significant visual impact on the neighborhood character because the project as designed is camouflaged. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets

The traffic generated from the project is expected to be one maintenance trip per month and will utilize Burris Drive, a private road for access. Existing parking is available on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Burris Drive.

5. The suitability of the site for the type and intensity of use or development which is proposed

The project proposes a Major Use Permit for the authorization of an unmanned wireless telecommunications facility. The subject property is 1.07 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility will not require significant alteration to the land form. The project, as designed, will be masked and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project will be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is subject to the Regional Land Use Element Policy – Estate Development Area (EDA), General Plan Land Use Designation– (17) Estate Residential, and the Valle De Oro Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

- (c) That the requirements of the California Environmental Quality Act have been complied with.

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway

**NOTICES:**

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

P08-001

- 10 -

June 13, 2008

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

# Attachment C

## Environmental Documentation

**8 - 34**  
**NOTICE OF EXEMPTION**

**TO:** Recorder/County Clerk  
Attn: Anthony J. Consul  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

**FROM:** County of San Diego  
Department of Planning and Land Use, M.S. 0650  
Attn: Regulatory Planning Division Section Secretary

**SUBJECT:** **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

**Project Name:** Burris Water Tank; Wireless Telecommunications Facility; Major Use Permit, P08-001; ER#00-14-036B

**Project Location:** 1697 Burris Drive, Ramona, CA 92019 (APN: 517-282-09-00)

**Project Applicant:** Franklin Orozco, Cricket Communications, 4031 Sorrento Valley Blvd., San Diego, CA 92121, Phone: 619-632-2569

**Project Description:** The project is a Major Use Permit to construct and operate an unmanned wireless telecommunications facility. The project consists of three panel antennas and one microwave dish to be façade mounted onto an existing 34-foot high water tank. Associate equipment includes: one CMO equipment cabinet, one microwave cabinet, one PTC cabinet and one GPS antenna mounted to the CMO equipment cabinet. The associated equipment will be enclosed on three sides by a 6-foot high Concrete Masonry Unit (CMU) wall painted faded olive green to match the existing water tank. The project site is located at 1697 Burris Drive in the Valle de Oro Community Plan area, within unincorporated San Diego County.

Agency Approving Project: County of San Diego

County Contact Person: Marcus Lubich Telephone: 858-694-8847

Date Form Completed: June 13, 2008

This is to advise that the County of San Diego Planning Commission has approved the above described project on June 13, 2008 and found the project to be exempt from the CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
- ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
- ☐ Statutory Exemption. C Section:
- ☒ Categorical Exemption. G Section: 15303 New Construction or Conversion of Small Structures
- ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
- ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (858) 694-8847

Name (Print): Marcus Lubich Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

## REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

### FOR PURPOSES OF CONSIDERATION OF BURRIS TANK MAJOR USE PERMIT WIRELESS TELECOMMUNICATIONS FACILITY P08-001

June 13, 2008

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Staff has determined the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict with the MSCP. Conformance with the MSCP Subarea Plan findings, dated May 13, 2008, explain how the project will not conflict with the goals of the MSCP.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project is for an unmanned wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance (RPO). The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Floodways and Floodplain Fringe:***

The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the RPO. There are steep slopes on the property; however, the project site is not located within the portion of the parcel with steep slopes. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Sensitive Habitats:***

Sensitive habitat lands were identified on the site as determined on a site visit conducted by Diane Shalom on December 13, 2007. However, the project will not complete any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.



***Significant Prehistoric and Historic Sites:***

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Diane Shalom on December 13, 2007, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

The Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff have reviewed the Stormwater Management Plan (SWMP) For Minor Projects submitted to the County of San Diego on November 29, 2007 and prepared by Franklin Orozco for the proposed unmanned wireless telecommunications facility in the Valle De Oro Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

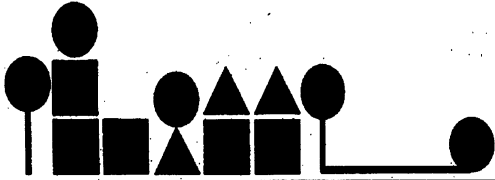
NOT APPLICABLE

☐

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has reviewed the Major Use Permit P08-001 and plot plans received on November 29, 2007. The proposed Cricket Facility will be located on an existing water tank site. The project site is zoned A70 and contains an existing Verizon Wireless Facility located on the southern side of existing water tank. County of San Diego property line sound level limits are 45 dBA during nighttime hours. Existing noise levels generated from the Verizon Wireless Facility is projected to be below County sound level limits due to it's equipment shelter and retaining block wall design. The proposed Cricket Facility will consist of a CMO Equipment Cabinet, PTC Cabinet and Microwave Cabinet. All proposed Cricket equipment will be located on the western side of the water tank and enclosed by a 6 foot high block wall on three sides. Typical CMO cabinets will generate noise levels of 62 dBA at 5 feet. The western property line is approximately 82 feet from the proposed Cricket equipment cabinets. Staff has determined that anticipated noise levels generated by the proposed Cricket equipment cabinets alone, with the proposed 6 foot high block wall will be well below 40 dBA at the western property line, not exceeding the County sound level limits of 45 dBA at the property line. Therefore,

with or without the existing noise conditions, the proposed Cricket Facility will comply with County of San Diego Noise Ordinance, Section 36.404.

**COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE**

Date: May 13, 2008

To: File

From: Marcus Lubich, Project Manager

RE: Burris Tank Major Use Permit; Wireless Telecommunications Facility; P08-001;  
Conformance with the MSCP Subarea Plan

The project proposes a Major Use Permit to construct and operate an unmanned wireless telecommunications facility. The project consists of three panel antennas and one microwave dish to be façade mounted onto an existing 34-foot high water tank. A CMO equipment cabinet, Microwave cabinet, and PTC cabinet, will be located in a 96 square foot lease area, located west of the water tank. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan because the site is currently developed, does not support sensitive habitat or wildlife, does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek, and surrounding land uses include dense development.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

# Attachment D

## Public Documentation



3/25/2008

Dear San Diego County Planner,

This letter is to confirm that Cricket's proposal to place antennas at Burris Tank, also known as SAN 532, located at 1697 Burris Drive El Cajon, Ca. 92019, will not interfere with Verizon's operating system. Along with following FCC guidelines, the distance between the placement of Cricket's antennas and equipment meets Verizon's requirement of vertical and horizontal separation in ensure each network doesn't interfere with each other.

A handwritten signature in black ink, appearing to read "Pamela Erdman", written over a horizontal line.

Pamela Erdman  
RF Engineer I  
Cricket Communications, Inc.  
4031 Sorrento Valley Blvd,  
San Diego, CA 92121  
perdman@cricketcommunications.com  
Office: 858.882.9636  
Mobile: 858.568.0489

**VALLE DE ORO COMMUNITY PLANNING GROUP**  
**P. O. BOX 3958**  
**LA MESA, CA 91944-3958**

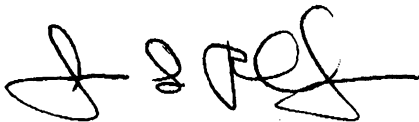
March 17, 2008

Mr. Marcus Lubich  
County of San Diego  
Dept. of Planning & Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123-1666

SUBJECT: P08-001RPL (dated February 25, 2008), Telecommunications Project at  
1697 Burris Drive – Otay Water Tank

Review of subject replacement Plot Plan indicates that our conditions for approval of the project have been incorporated into the design. However, we have not seen written assurance from Verizon that this collocation plan will not interfere with their existing telecommunications facility on this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'J L Phillips', with a stylized flourish at the end.

Jack L Phillips  
Chairman, VDOCPG  
(619)670-0986

RECEIVED

**VALLE DE ORO COMMUNITY PLANNING GROUP**  
**P.O. BOX 3958**  
**LA MESA, CA 91944-3958**

JAN 17 2008  
San Diego County  
DEPT. OF PLANNING & LAND USE

January 16, 2008

Ms. Katie Hughes  
County of San Diego  
Dept. of Planning & Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123-1666

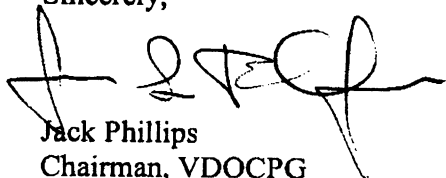
**SUBJECT: P08-001 (Telecommunications Project at 1697 Burris Dr. – Otay Water Tower) formerly ZAP00-080W2**

At its regularly scheduled meeting on Tuesday, January 15, 2008, VDOCPG voted unanimously (9-0-0) to recommend approval of the Cricket wireless telecommunication project, subject to the following conditions:

1. Applicant shall revise the drawings to show the equipment enclosure with a slump block wall that matches the color of the water tank such that the wall blends in with the tank and "disappears" from view. (Note: During the meeting, the applicant provided a revised set of drawings changing the color of the slump wall from tan to green. However, the color of the wall should be a faded, olive green that matches the color of the tank, not just "green".)
2. Applicant shall provide written assurance from Verizon and Cingular that Cricket's panel antennas and their locations will not create detrimental RF interference, so all three wireless providers can co-locate at this site. (Note: Prior to the meeting, the Applicant provided the enclosed note from AT&T Cingular but still needs to provide a response from Verizon.)

Finally, since Cricket is a new wireless telecommunications company competing in the local area, VDOCPG recommends that the County of San Diego require Cricket to complete an Environmental Report, including Cricket's expansion plan, coverage maps, ultimate build-out of new facilities, and community impact assessment associated with the proposed wireless telecommunications system.

Sincerely,



Jack Phillips  
Chairman, VDOCPG

# Attachment E

## Ownership Disclosure





COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

**APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP  
INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS  
AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)**

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

- A. List the names of all persons having an *interest* in the application.

Cricket Communications, Inc.

_____	_____
_____	_____
_____	_____

List the names of all persons having any *ownership interest* in the property involved.

Otay Water District

_____	_____
_____	_____
_____	_____

- B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

_____	_____
_____	_____
_____	_____

- C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____
_____	_____

**NOTE:** Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

**NOTE:** Attach additional pages if necessary.

\_\_\_\_\_  
Signature of Applicant

11-29-07  
Date

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

5201 RUF

SDC DPLU RCVD 11-29-07  
P 08-001

CA 92123-1666 • (858) 565-5981 • (888) 267-8770

SDC DPLU RCVD 11-29-07

**ZAP00-080W2**

# Attachment F

## Land Use Analysis

**LAND USE ANALYSIS****I. Planning/Design Issues****A. General Plan****1. Regional Land Use Element**

The proposed project is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and General Plan Land Use Designation (17) Estate Residential.

The project, as proposed, is consistent with the General Plan because it proposes an unmanned wireless telecommunications facility and minor impact utilities are anticipated in the EDA Regional Category and Estate Residential Land Use Designation. Civic uses are allowed if they support the local population. Therefore, the project is in conformance with the policies of the Regional Land Use Element of the General Plan.

**2. Community Plan**

The goal of the Valle De Oro Community Plan is to adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.

The proposed project is for an unmanned wireless telecommunications facility which includes the construction and operation of three panel antennas and one microwave dish antenna mounted to an existing 34 foot high water tank. The proposed project will serve the needs of the local population by improving the countywide telecommunications system, and is designed so as not to detract from the community's rural character. The proposed project would not impact scenic viewsheds. The proposed project has been designed to be camouflaged and is therefore consistent with the Valle De Oro Community Plan.

**B. Zoning****1. Density**

The project will not result in any additional residential density on the site because the proposed use is non-residential.

## 2. Wireless Telecommunications Facilities

The project is subject to Section 6980 of the Zoning Ordinance, which regulates Wireless Telecommunications Facilities. The project meets the standard application requirements, general regulations, and the design regulations for wireless facilities. The project is preferable due to its location and aesthetic and community character compatibility.

## II. California Environmental Quality Act (CEQA)/Resource Protection Ordinance (RPO) Issues

### A. CEQA

The proposed unmanned wireless telecommunications facility is exempt from the California Environmental Quality Act as specified under Section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption dated June 13, 2008 on file with the Department of Planning and Land Use.

### B. RPO

1. Slope: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the RPO. There are steep slopes on the property; however, the project site is not located within the portion of the parcel with steep slopes. Therefore, the project is in conformance with Section 86.604(e) of the RPO.
2. Floodplain: The project is not located near any floodway/floodplain fringe area as defined in the Resource Protection Ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

## III. Other Issues

- A. No other issues have been identified.